

1995-2006: Emma's Senior Years



Emma loved to travel. Here she is heading off to explore the world at the age of 64.

Emma's senior years began in 1981 and while there was one short period of financial concern, Emma enjoyed the financial freedom to live as she wished. And although she was just diagnosed with diabetes at 59, she was vibrant and otherwise in good health and able to explore the world.

This was a happy time in her life and she celebrated it by taking cruises, traveling to Europe and Asia and exploring North America and Canada in her new Lincoln Town Car. She also enjoyed escaping the cold winters by spending three months every year in Hawaii.

When she wasn't traveling, Emma loved to work in her garden. Earlier in 1996 she was presented an

award by Arapahoe County for the best landscaping in the "Commercial Small Scale Category." She was so passionate about her hobby that during the hot months of summer you could find her working in her



"Commercial Small Scale Category for Landscaping"

Awarded by Arapahoe County in 1996

garden as early as 4:00 a.m. in the morning to beat the summer heat. In fact, she had



Emma loved to garden. She stands proudly beside one of her favorite gardens at the age of 70 in 1992.

outside lighting installed so she could work in her flower garden before daylight! Emma's favorite flowers were pansies, petunias, marigolds, zinnias, especially roses.

In 2000, Emma created the E. Parr Limited Partnership upon the advice of her estate planner at Prudential Insurance Company (**Partnership bylaws**)The partnership would serve as a vehicle to provide tax saving incentives to the partners: Her goals were to (1) **Avoid Probate Court conservatorship in the event of a lifetime disability**, (2) **Permit family management of assets without outside interference**, (3) **Avoid probate At Death**. Emma understood that Dennis never contributed to her care or welfare or made investments to improve the property; Emma preferred to designate Larry as Trustee and General Partner.

Reflecting on the economic trials and troubles she had gone through since her divorce and how Larry had helped her through her struggles making it possible to retire and enjoy life, Emma and Larry had entered into a verbal reverse mortgage agreement in 1995. Dennis was aware of the financial contributions and support Larry provided their mother as well as the financial investments Larry made in the development and improvements of the property. Dennis also understood that all of Larry's \$1,600,000 contributions went towards the purchase of the property. [\(See canceled checks\)](#)

Now at the age of 83, Emma recognized that Larry had satisfied the property purchase requirements. In September 2005, Emma granted Larry her limited shares in the E. Parr Partnership. She and Larry contracted with the law firm of Chayet, Young, Dawson & Danzo, in an effort to make the changes and create a lease agreement between the E. Parr Partnership and Arapahoe Storage Inc. [\(See Intend to Sue Chayet, Young and Danzo\)](#) [\(See lease Agreement\)](#)

However, now in 2005, as a 3% limited partner shareholder of the E. Parr Partnership Dennis refuted the agreement and would not allow the exchange of majority shares from Emma to Larry to take place. As a result of his refusal to sign the amended partnership agreement, the relationship between family members became even more stressed. Emma found Dennis to be incompetent and unreliable. Emma attributed his behavior to alcohol and substance addiction, which has been addressed and confirmed in many court proceedings.

Deception

In December 2005, in retaliation Dennis retained his attorney friend of 15 years Rodney Snow Esq. Reg # 486 [\(See Dixon and Snow Law firm\)](#) To attack Larry, Dennis and Mr. Snow then tricked Emma into believing under the pretense that she was to help settle a dispute about the Wayne Parr estate [\(Listen to C.D. recordings between Emma and Snow\)](#) Rodney Snow had already prepared and altered all of Emma's carefully planned legal documents between 1989 and 2001 to protect herself of any unlawful activities. Before Emma went to Mr. Snow's office Nov. 28, 2005. Documents that included the Emma Parr Trust Number One, Emma's Will and the E. Parr Partnership without Emma's knowledge or consent was all changed before that meeting. [\(Listen to Rodney Snows confession that Dennis prepared these documents ahead of time\)](#)

Together, Dennis and attorney Rodney Snow schemed to make it appear that Mr. Snow was representing Emma to bring legal action against Larry. Emma and her estate were prepared to protect Emma's wishes. Rodney Snow and Dennis had removed Larry from all the positions Emma had assigned to Larry all together was guardian, conservator, power of attorney, Trustee and General Partner of the E. Parr Partnership. Dennis and Snow were able to trick Emma into signing all their counterfeit documents because Emma at the age of 83 had blurred vision because of twenty years of diabetes and countless eye surgeries while she was still able to see, reading was somewhat difficult. Emma suffered with diabetes for 24 years. Emma believed that Dennis being her son was honest and would act in her best interest. Rodney Snow a person of trust told Emma that her signatures were simply a formality to indicate that she was present at his office that day, she signed the papers unquestioningly. The documents that Emma signed authorized Dennis to replace Larry and assume all the critical fiduciary responsibilities that Larry once held.

Emma later made it clear that she had no idea of what was going on. Emma also stated **“I wasn’t the one that got the lawyer.” “I don’t understand what is going on”** As Emma recalled, there was no in-depth discussion regarding the documents.

[\(Listen to recorded phone conversation between Linda and Emma on January 25, 2006\)](#)

Further, all correspondence and billings by Rodney Snow that pertained to the legal suit against Larry was sent directly to Dennis or his landscape manager Ty Gates, Rodney Snow never sent any invoices to Emma. [\(See attorney billing\) \(listen to audio\)](#)

During a deposition on February 18, 2008 regarding this matter, Dennis was asked by Max Minig Esq., “Who got Rod Snow hooked up with your mother?” to which he replied, “I believe I did. Yep, I know I did.” He was then asked, “So you hired Rod Snow to represent your mother in the lawsuit against Larry Parr?” he replied, “Right, I sure did.” [\(Read more: of the February 18, 2008 Deposition\)](#)

Isolation

Dennis and Rodney Snow’s next step was to isolate Larry from Emma. further, the letter Snow submitted to Larry demanded that Larry was to make no further contact with Emma, Snow instructed Emma to call 911. Larry was taken by surprise and confused by the documents served upon him, Larry contacted his attorney he advised Larry to stay away from Emma and to avoid any contact because Snow’s next step would be to file for a restraining order. Larry accepted his attorney’s advice and did not see or speak with Emma for two months. At that time Larry’s wife, Linda did speak to Emma. [\(See letter\)](#)

On December 8, 2005 Larry was served with papers from Rodney Snow stating that Larry was relieved of all his fiduciary duties regarding Emma’s estate.

Sometime in March, Emma started to get calls from vendors and notices from her bank that the checks she has been writing had insufficient funds. She was puzzled as to how her money could have been depleted. She went to Wells Fargo to find out why her checks were bouncing. Their reply was that Dennis had been there and withdrew \$13,000.00. The Manager also told Emma that Dennis went to her safety deposit box. When Emma opened the box, she was shocked to discover that Dennis had stole several precious diamond rings and other expensive jewelry and heirlooms including stocks and bonds including two titles to Emma’s cars. Emma closed her account at Wells Fargo and opened a new account at US Bank in an effort to protect herself from Dennis and attorney Rodney Snow.

Emma called the branch manager at Smith Barney, with whom she had been working with for years. She needed to transfer funds to her new checking account. The Branch manager informed Emma that she had only \$3,000.00 left in her account. When Emma asked what happened to all her money? The manager replied that back in December 2005, Dennis had withdrawn \$60,000.00 from her money market account. [\(See financial statement\)](#) The manager also informed Emma that Dennis opened a personal account in his name **only** at Smith Barney and deposited the money he stole from Emma. Dennis later admitted to all of these offenses to Emma’s Guardian Ad Litem attorney [\(See Kent Olsen’s report\)](#) *Dennis was also charged for other offences by the Englewood police see offences. (Listen to audio You thief!)*

The Smith Barney manager stated that Dennis showed the appropriate paperwork declaring that Larry was no longer power of attorney and that Dennis now held that position. Emma was livid that the branch manager, someone she had worked closely with and trusted for over 15 years did not at least call her to confirm. In spring of 2006, Emma discovered that Dennis and attorney Rodney Snow deceived her by changing all of her estate documents and stole altogether \$73,000.00 cash, precious jewelry and heirlooms including stock and bonds. The relationship between Emma and Dennis has always been stressed due to his substance abuse, but now after he embezzled money and property from Emma her communication with Dennis was diminished to only cordial at best. Emma did not see or correspond with Dennis for One year from July 16, 2006 to June 2007 ([Listen to audio](#))